...THE...

GANADO DISTRICT

...OF...

SOUTH TEXAS

The Heart of The.....
Gulf Coast Country

A FEW FACTS PRESENTED BY

J. E. HARMON

RESIDENT OWNER

GANADO, JACKSON COUNTY, TEXAS

FOREWORD

In presenting the following pages to ''The man with the hoe'' who for reasons best known to himself, desires to change his location, I shall endeavor to present the matters and things set forth, from the standpoint of a resident citizen of our little community, who after spending consideradle time in looking over much of the territory from a home on the Lakes near Toledo, Ohio, where he was born, has elected to spend the balance of his life near the Great Gulf of Mexico in the Ganado Country.

It was Over twenty-one years ago, when quite a young man, that I cast my destinies with this thriving little community and what I have to say in the following pages, I say with the hope that I have been truthful enough to deserve the friendship of the many people who will, no doubt, soon cast their lots among us.

Having arrived early when land was cheap, I find myself in posession of more than I can farm, and if by sub-dividing some of my holdings, I can afford a home for some one else, and thereby benefit my fellow man as well as myself, and at the same time benefit the remainder of my holdings, I feel that it will be an arrangement beneficial alike both to the buyer and the seller.

Respectfully submitted,

J. E. HARMON.

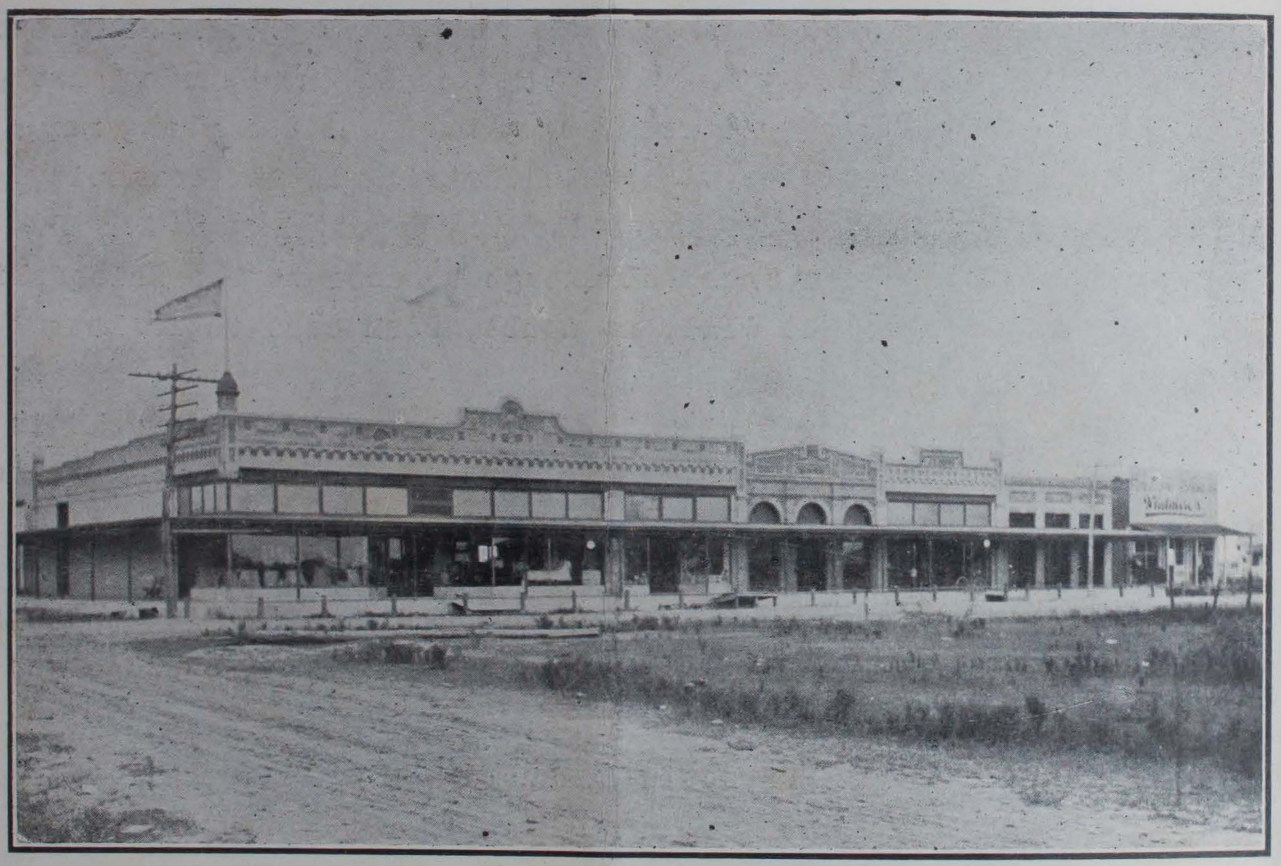
THE GANADO DISTRICT

OF

SOUTH TEXAS

The Heart of the Gulf Coast Country

The State of Texas today offers possibly the best field for investment of brawn and capital of any State of the growing South. This statement is not based upon any predilection of Texas, particularly from a sentimental point of view, but is made with a due and correct consideration of actual facts in a general comparison made between Texas and her sister States, East and North. The phenomenal growth in population and values alone is sufficient justification for this assertion were it not made absolutely so by the wonderful resources and facilities for expansion existing within the limits of a territory whose people claim, with pride, to be an empire.



A GANADO BUSINESS BLOCK.

In development of her material resources Texas is leaping forward at a marvelously rapid rate. The population of the State twenty-five years ago was less than 2,000,000; it is

known today to be about 5,000,000. The State had only about 5,000 miles of railroads twenty five years ago. Today there are more than 15,000 miles of railroad, including main tracks and sidings. The individual deposits in the chartered banks of Texas a quarter of a century ago amounted to less than $9,000,000; now these deposits aggregate more than $2,000,000,000.

Less than twenty-five years ago Texas was dependent upon the East for money to move her crops; today Texas is a lender of money. The taxable values of the State twenty-five years ago were about $600,000,000; today they amount to about $2,000,000,000, and the tax rate has been lowered from twenty-five cents on the $100 valuation to 12 1-2 cents, and it is probable that the tax rate can be reduced next year.

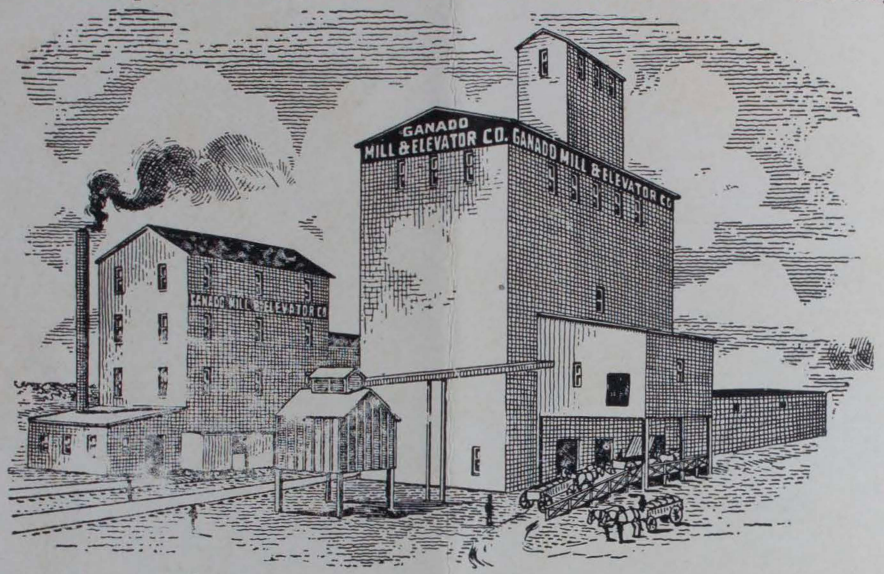
SCENE ON NAVIDAD RIVER NEAR GANADO.

Soils.

Due to the wonderful extent of the Texas Coast Country, it follows that there necessarily exists an infinite variety of soils which thus provide for nearly all of the great prime crops of the country, and for the smaller product which constitute no inconsiderable feature of the farmer's prosperity.

The open prairies of the Ganado District are formed of light gray, dark brown and black sandy loam, and a soil commonly known as "black waxy," or "hogwallow." The loams are friable and easily worked and kept in condition. They are well supplied with the chemical constituents necessary to force vegetation. The black waxy, very rich and productive, requires more power to subjugate, but will return all trouble and expense.

The bottom lands following the course of the larger rivers which traverse the belt are of wonderful fertility and depth. The bottoms of the Brazos, Colorado, Navidad, Lavaca and Gaudualupe are richer than the famed alluvial lands of the Nile, and constitute the finest farming lands in the world. All temperate zone crops yield to a remarkable degree in these lands, and cotton grows to the height of seven or eight feet. Garden truck makes a splendid yield. All products common to alluvial countries attain a rare degree of excel-



GANADO MILL AND ELEVATOR

lence in the section indicated, while the sub-tropical fruits, including the orange, fig, Japanese persimmon thrive well.

The price of land varies according to location and not particularly because of its inherent qualities. Near any of the larger towns or cities, land frequently sells for high figures, but in the areas devoted entirely to farming, fine lands may be purchased at prices running from twenty to sixty dollars per acre, according to natural advantages, market facilities, etc.

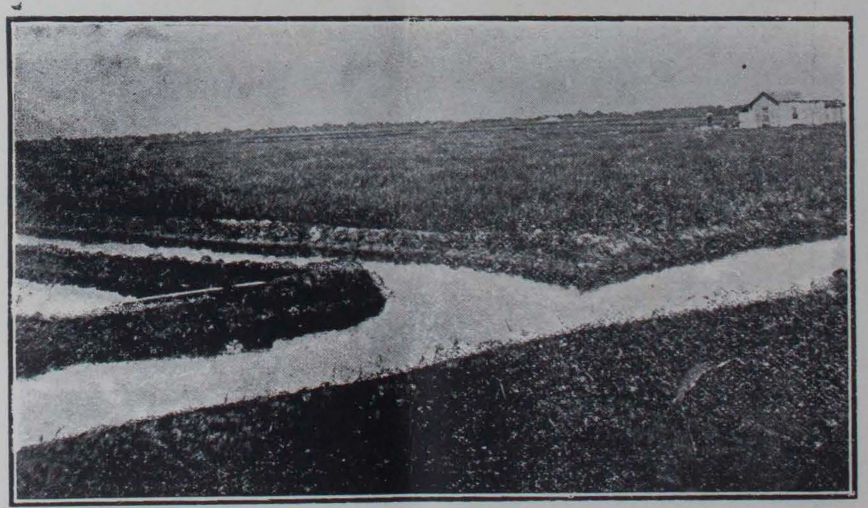
These figures are very low, all things considered. Lands in any other of the older or more densely settled States, which yield a net return of from eight to ten dollars per acre, are never on the market at values lower than $75.00, and more commonly $100.00 to $200.00 per acre. Lands in the Texas Coast Country, however, yield from $50.00 to $500.00 per acre, according to the crop grown.

CLIMATE.

Few portions of the United States enjoy a more delightful climate than does the Gulf Coast, and the Ganado District is particularly favored in this respect. It is free from extremes of temperature which characterize the North, East and West, and the balmy winds which sweep during the summer from the Mexican Gulf carry coolness and health in their very breath.

The average rainfall is in the neighborhood of thirty-six inches per annum, and this precipitation is well distributed during an average year, insuring, in a measure, a certainty of harvest, no matter what be the crop. The growing months are usally marked with abundant rains and the winter season, usually the latter part of January and all of February, is also thus characterized.

A GANADO FIELD HARVEST SCENE.



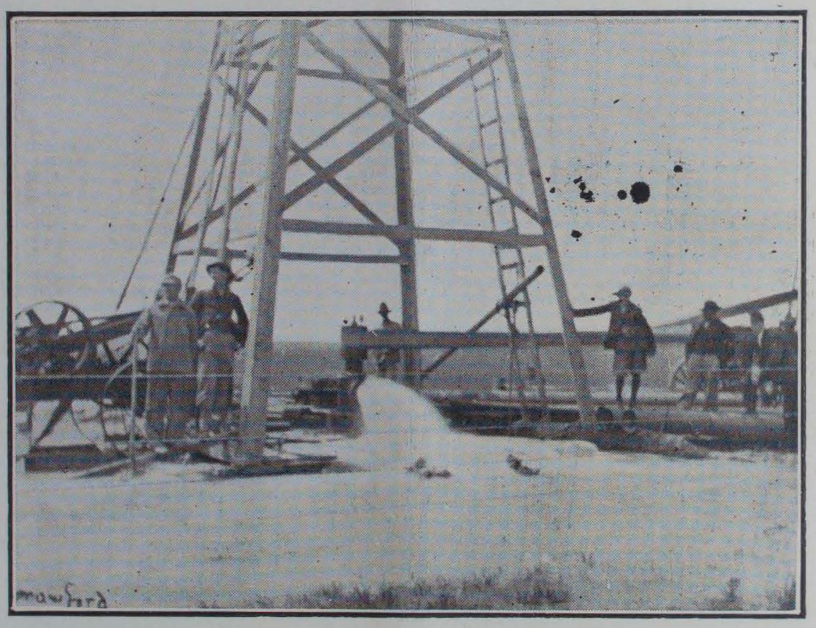
IRRIGATING SCENES.

Winter is a succession of pleasant days, with the temperature ranging from forty to sixty degrees, falling three or four times each winter to nineteen or twenty degrees, and in seasons far apart as low as fifteen degrees, but these seasons of low temperature are of short duration and rare occurrence, and seldom cause injury. In summer the temperature ranges from eighty-four to eighty-eight degrees for weeks and months; the highest temper-

ature in Galveston for three succeeding summers was ninety one, ninety three and ninety eight. Injury from sunstroke is almost unknown. July is the warmest month. Killing frosts do not usually occur until after December 1st, and the unwelcome visitation is frequently delayed until January. The last hard frost appears any time between January 5th and February 1st.

CROPS---RICE

There is no crop possible of successful cultivation in the Coast Country which brings as quick returns as does this cereal, and for this reason a large number of Ganado farmers are rice growers. This does not mean that the soil is adapted only to this one crop. The fact is that almost any crop grown in the United States may be successfully grown in the Ganado Country. The profits, however, from rice culture, under intelligent management, fully warrant the enormous investments which have been made in recent years by both capitalists and farmers who have tired of the indifferent returns and corresponding prices which prevail in States less favored. Newcomers engaging in this industry have elected to settle in communities which permitted of intercourse with persons from their native States, with the result that communities may be found composed almost entirely of familes from Illinois, Indiana, Ohio, Iowa, Kansas and Nebraska, and this condition existing at Ganado is in a measure answerable for the general satisfaction that prevails among our farmers. Profits from rice growing depend entirely upon management, for there are good farmers and poor ones. Many farmers have netted a sufficient sum from the first crop to pay for



A WELL FOR RICE IRRIGATION SUPPLYING 2000 GALLONS PER MINUTE
This well will water 200 acres of rice or 500 acres for general crops.

the land. Others have met with only a moderate degree of success, while others have failed. This, however, was not the fault of the industry. The growing of rice is very expensive. No labor being required after seeding, and during the entire growing period a sufficiency of water is the only requirement. Harvesting is conducted the same as for wheat, the same implements being used. After threshing, the product is placed in bags of

can be readily converted into manufactured articles, that are certain to find a ready sale at home. The broom industry is one of these. Texas can raise broom corn in sufficient quatities to meet at least the necessities of her own market. Not many of the states have done anything with this staple, and outside of a few counties in Illinois, there is no centralization of the industry. Good broom corn sells at foom $60.00 to $125.00 per ton, according to the quality and the demand, and it seems to the layman that it would be a good thing for more of our farmers in the Coast Country to engage in its production. It has been demonstrated that a ton of broom corn per acre is not an uncommon yield in the Coast Country, and such farmers as have devoted any attention to this industry are more than pleased with the returns obtained.

CABBAGE IN THE GANADO FIELDS.

SWEET AND IRISH POTATOES.

Fabulous returns are being secured on both the sandy prairie land and alluvial bottoms in the raising of irish potatoes which mature in April and May, long before they are planted in the "Frozen North", while sweet prta toes are being produced on the Chocolate sandy prairie near Ganado, to an extent which promises to make that territory famous for this product. While the last named product matures to perfection without irrigation, yet by the use of water which is furnished in enormous quantities from the wells put down for rice irrigation, excellent yields, frequently amounting to 300 bushels per acre, can be made mature as early as July, long before sweet potatoes can be placed on the market from other territory where irrigation is impossible.

FRUIT GROWING.

The Coast Country is the home of many varities of fruit grown for commercial purposes. Oranges, figs, plums, peaches, persimons, both native and the Japanese variety, as well as grapes, are not only grown but are prolific in their returns. Oranges of several

varieties flourish, and by a process of grafting have been made hardy, and withstand mild winters, yielding abundantly each season. Figs of every variety find in the Coast Counties

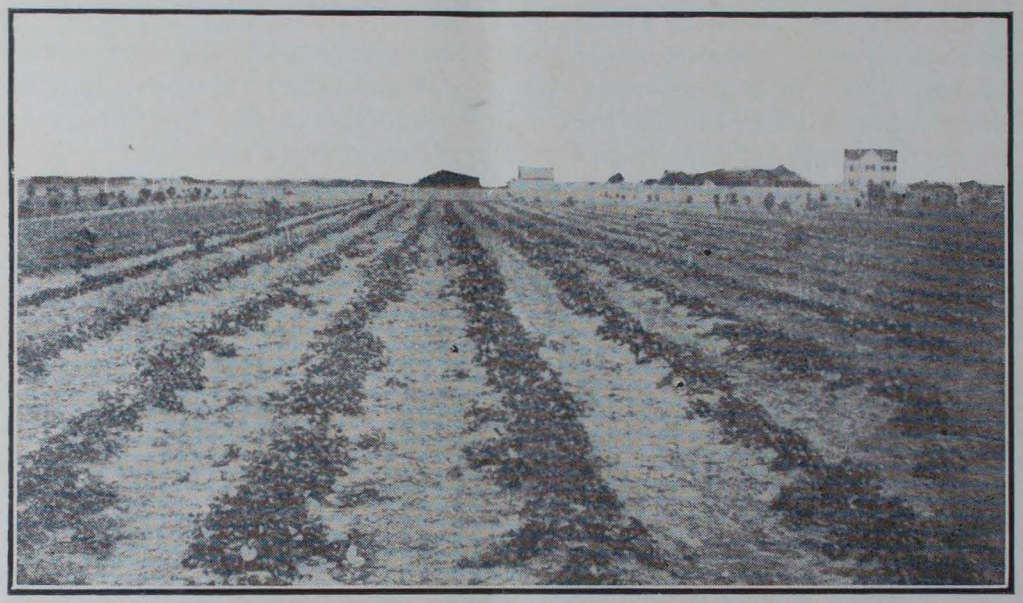
ORANGES IN JACKSON COUNTY.

every element of soil and climate essential to the production of size, flavor and shipping

A GANADO FIG ORCHARD.

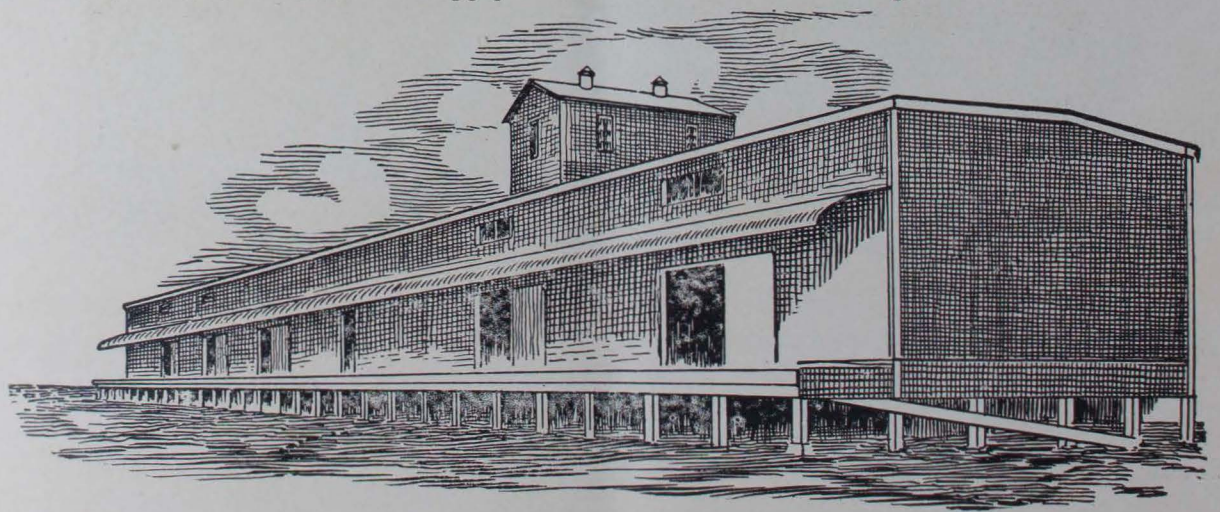
qualities, although shipments, so far, have seldom been made except to nearby points,

owing to an active local demand. Commercial orchards are now being planted for the purpose of supplying several preserving plants recently established, and it is understood that the entire crop of figs has been contracted for, covering a period of several years. There are vast possibilities in fig, orange and strawberry culture, and it is an indication of the spirit of diversification that our farmers are preparing to grow this most delicious fruit as a commercial crop.



STRAWBERRIES WITHOUT IRRIGATION.

In this connection permit us to suggest that we are selling land at from $20.00 to $40.00 per acre on which an abundant supply of water can be had at a depth of from 40 to 100 feet,



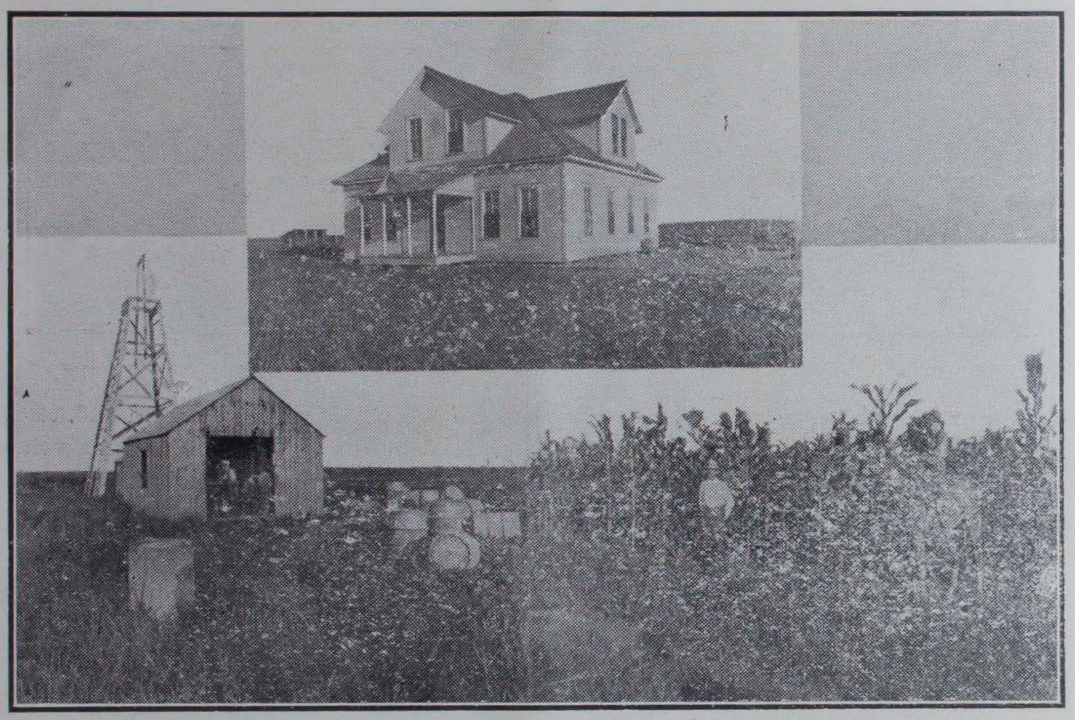
WAREHOUSE OF THE FARMERS MILL AND STORAGE CO.

and with a small amount of this water used during dry periods, you can double the crop of figs, oranges or strawberries. We offer the same land at one half the price asked in territories which are now being boomed for figs, oranges and strawberries, and our water supply can be had cheaper than in any other territory in Texas.

PEANUTS, PIGS AND POULTRY.

If you plant one acre of Spanish peanuts and harvest two tons of goober hay, you have $30.00, for peanut hay is worth $15.00 per ton. If you pick off or thresh the peanuts, the value of your crop is increased twofold, for your peanuts will sell for at least $1.00 per bushel, besides you have two tons of hay worth $30.00.

Two or three acres of peanuts would be the best forage crop a farmer could cultivate, as it would supply feed for horses, cows and hogs, would fatten chickens and turkeys, and furnish your children with one of the most nourishing nuts in the South. The nuts will produce on any soil, but will flourish and yield heaviest on rich, well tilled land. Peanuts fed to hogs impart a delicious flavor, in addition to which the low cost of production is an item of no mean consideration. That the raising of poultry has attained considerable im-



A HOME WHERE IRRIGATION AND DIVERSIFIED FARMING IS A SUCCESS.

portance, it may be mentioned that from one station on the G. H. & S. A. Ry., there was shipped a total of 2,360,000 pounds of dressed fowl during the past year, requiring 118 refrigerator cars to move the product. These shipments added a total of $350,000.00 to the circulating medium in that vicinity, and it is no wonder that the people of that section are directing their attention to so profitable an occupation.

FINALE.

This brief description of general conditions in the Texas Coast Country--the Ganado district in particular--will give a general idea of what the homeseeker may expect. There is much room for absolute detail, but the scope of this pamphlet is too limited to permit a

minute description of the peculiarities and characteristics which are features of this favored region. Suffice it to say that the section referred to is exactly as represented. There has been no attempt to exaggerate conditions, but on the contrary, we believe the settlers, upon making an investigation, will come to the conclusion that we have not done justice to the claim the territory has, or should have, upon the consideration of prospective settlers.

As a concluding word, however, we wish to impress upon you the fact that here is a proposition that should appeal to every man who is looking for a good farm at a low price or to an individual who desires to make an investment in a place where his money will make large and quick profits. This is not one of those numerous schemes that often confront a man which calls for his ready cash and which become a sink hole for all he can rake and scrape to maintain his investment after it is once made. Our proposition is a safe

A GANADO COTTON FIELD.

one. Investigate for yourself everything that we have said. Personally inspect the land, its crops, climate, soil; delve into the records for data on rainfall, etc. Talk with the farmers and townspeople throughout the Ganado country, and bear in mind when buying Texas lands that we own the land we are telling you about, and hence we are in a position to deal with you on such terms as we may agree upon. We can give you long time and make the payments easy, and if you are a prospective resident, we are in a positon to give you the benefit of our experience, and if deserving, can help you with financial aid when needed.

A WORD ABOUT PRICES.

Our lands vary in prices from $20. to $40 per acre, depending upon location, quality and improvements. We only ask that you look at our land, then look at other propositions, and judge for yourself. We can sell you tracts in size to suit your needs from one acre up. We furnish abstract, and guarantee title. All we ask is that you COME AND SEE US.

Respectfully,

J. E. HARMON

GANADO.

Ganado is located 93 miles west of Houston, on the Victoria division of the G. H. & S. A. Ry.--Southern Pacific system.--With a present population of about 1000, Ganado is rapidly pushing to the front as a business and commercial center. With the exception of El Campo and Wharton, towns five and eight times its size, Ganado is the best business point between Houston and Victoria.

Ganado is well represented in churches of various denominations, and her schools are of the very best. Texas is noted for her public school system, the school fund of the state being larger than that of any other state in the Union.

Ganado is practically a Northern town, or community, located in Texas. More than 80 per cent of her people are from Northern States, her farmers are a wide-awake class of citizens, who are transforming the broad, open prairies of the Ganado Country into one of the wealthiest agricultural sections of the United States.

We often hear men say: "If my father had bought land thirty years ago, he would be

GANADO PUBLIC SCHOOL BUILDING.

rich today," It seems never to occur to many of them that in as many years hence their sons can say the same thing.

Remember land in the Ganado Country is level, open prairie land. No extra cost for clearing. It is ready for the plow.

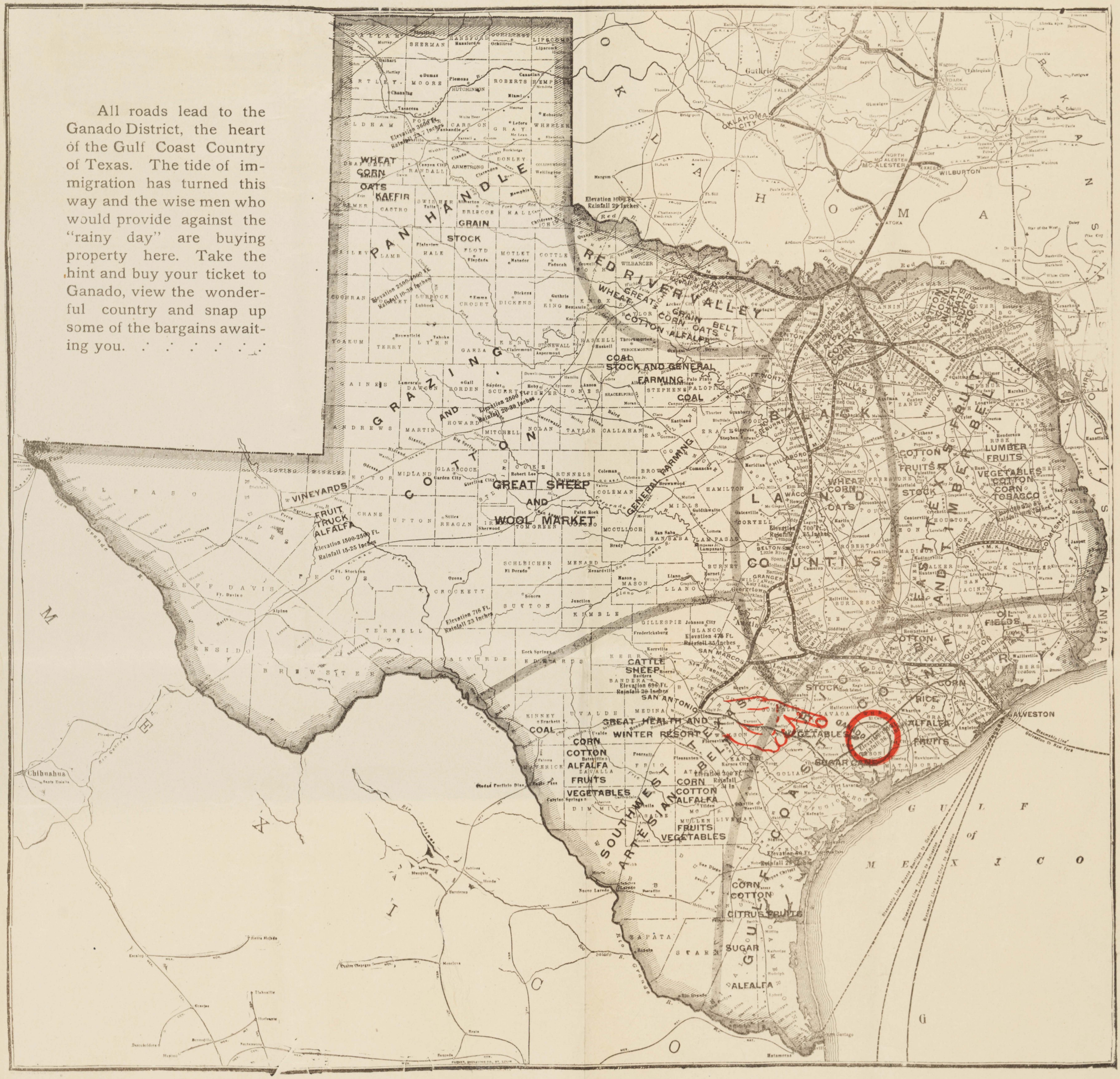
We invite you to "come and see."

Respectfully

J. E. HARMON

GANADO, - - - TEXAS.

All roads lead to the Ganado District, the heart of the Gulf Coast Country of Texas. The tide of immigration has turned this way and the wise men who would provide against the "rainy day" are buying property here. Take the hint and buy your ticket to Ganado, view the wonderful country and snap up some of the bargains awaiting you. . . . . .



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